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Our ref: PP_2011_SINGL_006_00 (11/21827)
Your ref: LA4/2010 & LA6/2011

Mr Scott Greensill
General Manager
Singleton Council
PO Box 314
SINGLETON NSW 2330

Dear Mr Greensill,

Re: Planning Proposal to rezone land currently zoned Rural 1(a) Rural Zone to residential, rural residential and conservation zones at two locations off Dalwood Road in the locality of Leconfield, near the village of Branxton.

I am writing in response to your Council's letter dated 28 September 2011 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Singleton Local Environmental Plan LEP 1996 to rezone land currently zoned Rural 1(a) Rural Zone to residential, rural residential and conservation zones at two locations off Dalwood Road in the locality of Leconfield, near the village of Branxton.

As delegate of the Minister for Planning and Infrastructure, I have now determined that the planning proposal should not proceed for the reasons outlined in the attached Gateway Determination.

The planning proposal does not provide sufficient strategic justification for the matter to proceed at this stage. The subject site is not within a defined strategy area and is not identified for future urban residential development opportunities. The planning proposal does not provide any information relating to the preferred future zoning for the site, nor does it address any of the other key issues (such as infrastructure provision) which would demonstrate that the site is capable of supporting residential development at the intensity proposed in the planning proposal. In addition, there is a lack of information relating to how environmental planning matters will be addressed if the proposal was to proceed.

Should Council wish to proceed with a planning proposal for this site, further detailed information would need to be provided to support the proposal. Council would need to provide additional justification to support the sites being rezoned despite not being identified in an endorsed strategy. Council would also need to demonstrate that there is an appropriate strategy in place to provide services to the sites in a timely and efficient manner and that relevant environmental planning and traffic and transport matters are addressed.

Council is encouraged to discuss this matter further with the Department's Regional Planning Team should it wish to proceed with a new planning proposal for the site in the future.

Should you have any queries in regard to this matter, please contact Katrine O'Flaherty of the Regional Office of the Department on 02 4904 2700.

Yours sincerely,



 **Tom Gellibrand**
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2011_SINGL_006_00): to rezone land currently zoned Rural 1(a) Rural Zone to residential, rural residential and conservation zones at two locations off Dalwood Load in the locality of Leconfield, near the village of Branxton.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Singleton Local Environmental Plan LEP 1996 to rezone land currently zoned Rural 1(a) Rural Zone to residential, rural residential and conservation zones at two locations off Dalwood Load in the locality of Leconfield, near the village of Branxton should not proceed for the following reasons:

1. Insufficient strategic justification has been provided to support the planning proposal proceeding at this stage.
2. Council has not demonstrated why the site should be rezoned for residential purposes despite it not being identified for this purpose in an endorsed strategy.
3. Insufficient information has been provided in the planning proposal in relation to the proposed site zoning (including appropriate use of environmental zones), minimum lot sizes, and floor space ratio controls relating to the site.
4. Council has not provided sufficient information to demonstrate how the site can be serviced in an efficient and timely manner to support future development on the site.

Dated

22 day of December

2011.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning and
Infrastructure